

Before the Board of Zoning Adjustment, D.C.

PUBLIC HEARING - June 17, 1970

Appeal No. 10427-28 Shell Oil Company and Thelma Priest,
appellants.

THE ZONING ADMINISTRATOR OF THE DISTRICT OF COLUMBIA, appellee.

On motion duly made, seconded and carried with Messrs. Samuel Scrivener, Jr. not voting and William F. McIntosh dissenting, the following Order of the Board was entered at the meeting of June 23, 1970.

EFFECTIVE DATE OF ORDER - August 17, 1970

ORDERED:

That the appeal for permission to rebuild and enlarge existing gasoline service station at 14th Street and Maryland Avenue, NE., Lots 5,801 and part of Lot 4, Square 1050, be conditionally granted.

FINDINGS OF FACT:

1. The subject property is located in a C-3-A District.
2. The appellant presently operates a gasoline service station on the subject property.
3. Appellant's existing lot is 9,549 square feet and with the addition of Lot 801, the lot will be 11,599 square feet.
4. Appellant proposes to raze the existing three-bay service station building and to rebuild and enlarge the service station.
5. Under the proposed plans as approved by the Board, no part of the station is located within the 25 feet of a residential district.
6. Appellant also requested that muffler installation and brake relining be included in the normal service station operation.
7. The Department of Highways and Traffic offered no objection to the granting of this appeal.

8. Opposition to the granting of this appeal was registered at the public hearing.

OPINION:

We are of the opinion that the granting of this appeal as shown by the plans on file will not create any dangerous or other objectionable traffic conditions. Additionally, the Board is of the opinion that the granting of this appeal is in harmony with the general purpose and intent of the Zoning Regulations and Map and will not tend to adversely affect the use of neighboring property.

This Order shall be subject to the following conditions:

- [a] Any lighting used to illuminate the gasoline service station shall be so arranged that all direct rays of light are confined to the area of the site.
 - [b] No vehicular entrance or exit to the service station and no part of the service station itself shall be within 25 feet of a residential district.
 - [c] No entrance or exit drive walls shall be closer than 25 feet to a street intersection as measured from the intersection of the curb lines extended.
 - [d] All grease pits or hoists hereafter constructed or established as part of the gasoline service station shall be within a building.
 - [e] The coping shall be located on the property line and the inside driveway radii shall not be located within the sidewalk area.
 - [f] This appeal is approved by the Board in accordance with the site plans and letter submitted by the attorneys dated June 22, 1970, BZA Exhibit No. 18, specifically in regard to the party wall and screening structures requested by abutting property owners.
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OPINION Cont'd::
(Conditions)

[g] Permit shall not issue until all conditions of this Order are met and complied with and further, the Board reserves the right to direct revocation of permit upon proper showing that any terms or conditions of this Order have been violated.

BY ORDER OF THE D.C. BOARD OF ZONING ADJUSTMENT

ATTESTED:

By :



PATRICK E. KELLY
Secretary of the Board

THAT THE ORDER OF THE BOARD IS VALID FOR A PERIOD OF SIX MONTHS ONLY UNLESS APPLICATION FOR A BUILDING AND/OR OCCUPANCY PERMIT IS FILED WITH THE DIRECTOR OF INSPECTIONS WITHIN A PERIOD OF SIX MONTHS AFTER THE EFFECTIVE DATE OF ORDER.